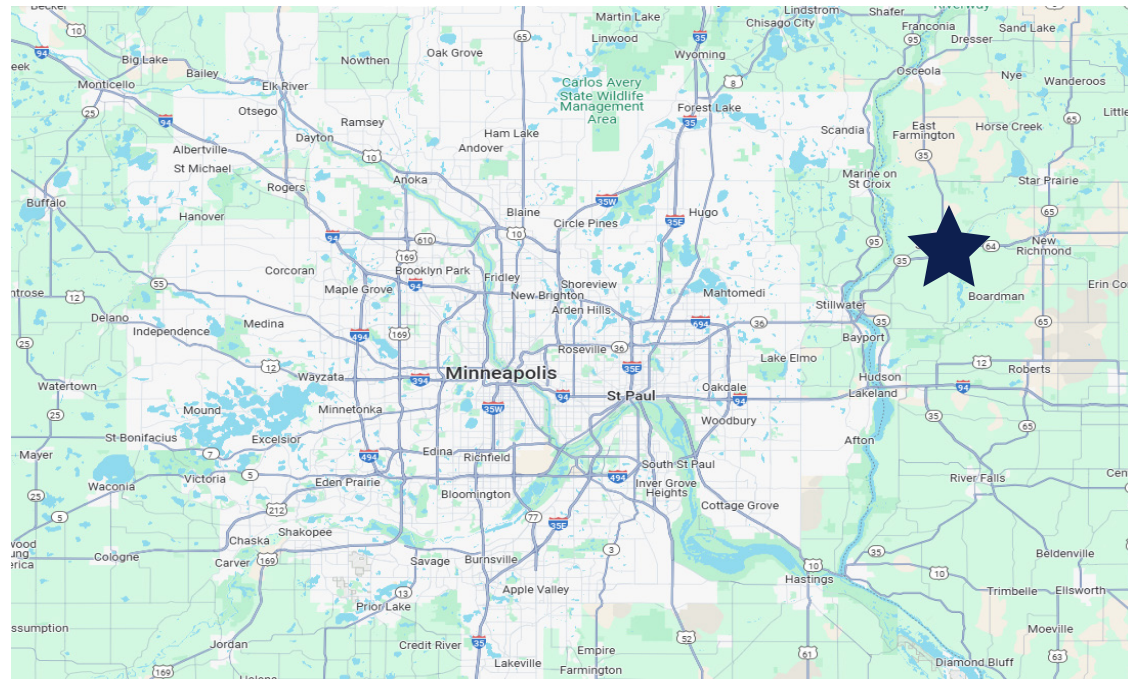


ADDRESS	Church Hill Road
CITY, STATE	Somerset, WI
BUILDING SIZE	10,287 SF
SPACE PRE-LEASED	2,590 SF
SPACE AVAILABLE	1,835-7,697 SF
NET LEASE RATE	\$22-\$25/SF
TAX 2026 EST.	\$3-\$6/SF
YEAR BUILT	Q1 2026
COUNTY	St. Croix
PARKING	36 Stalls



HIGHLIGHTS

- 5-mile average household income of \$116,539
- Great corner location along Church Hill Road
- In a population projection report from the Wisconsin Department of Administration, St. Croix County is projected to be the fastest growing county through 2040
- Somerset, along with other cities in the county, have increased significantly in population since the opening of the St. Croix Crossing Bridge
- Signage available
- Seeking Medical/Office/Retail
- Located next to Kwik Trip and Dairy Queen

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	3,138	6,312	10,699
MEDIAN AGE	38.0	38.7	39.8
MEDIAN HH INCOME	\$88,555	\$91,510	\$98,893
AVERAGE HH INCOME	\$108,164	\$109,925	\$116,539

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